



City of Chula Vista Boards & Commissions

Mobilehome Rent Review Commission

Agenda

Notice is hereby given that **Mobilehome Rent Review Commission** of the City of Chula Vista has called and will convene a Special Meeting on **Thursday, October 24, 2013** in **Human Resource Training Room B111**, located at **276 Fourth Avenue, Building C**, Chula Vista, California to consider the item(s) on this agenda.

SPECIAL MEETING OF THE MOBILEHOME RENT REVIEW COMMISSION OF THE CITY OF CHULA VISTA

**Thursday, October 24, 2013
6:00 p.m.**

**HR Training Room B111
276 Fourth Avenue, Building C
Chula Vista**

CALL TO ORDER

ROLL CALL: Commissioners Johnson, Longanecker, Magness, Riesgo, Smith, Torres, and Chair Gonzalez

CONSENT CALENDAR

The Board/Commission will enact the Consent Calendar staff recommendations by one motion, without discussion, unless a Board/Commission Member, a member of the public, or staff requests that an item be removed for discussion. If you wish to speak on one of these items, please fill out a "Request to Speak" form and submit it to the Secretary prior to the meeting. Items pulled from the Consent Calendar will be discussed immediately following the Consent Calendar.

1. APPROVAL OF MINUTES FROM APRIL 4, 2013

Staff recommendation: Review Attachment 1 and approve minutes.

PUBLIC COMMENTS

Persons speaking during Public Comments may address the Board/Commission on any subject matter within the Board/Commission's jurisdiction that is not listed as an item on the agenda. State law generally prohibits the Board/Commission from discussing or taking action on any issue not included on the agenda, but, if appropriate, the Board/Commission may schedule the topic for future discussion or refer the matter to staff. Comments are limited to three minutes.

ACTION ITEMS

The Item(s) listed in this section of the agenda will be considered individually by the Board/Commission and are expected to elicit discussion and deliberation. If you wish to speak on any item, please fill out a "Request to Speak" form and submit it to the Secretary prior to the meeting.

2. ELECTION OF CHAIR AND VICE CHAIR FOR FISCAL YEAR 2013/2014

Staff recommendation: Commissioners nominate and elect the Chair and Vice Chair for the period of July 1, 2013 - June 30, 2014.

3. CVMC 9.50 OVERVIEW

Staff will provide an overview of the Mobilehome Rent Review Commission responsibilities, including a summary of the CVMC 9.50 Rent Review Hearing process.

OTHER BUSINESS

4. STAFF COMMENTS

Update on the Mobilehome Administrative Fee Collection for FY14

5. CHAIR'S COMMENTS

6. COMMISSIONERS'/BOARD MEMBERS' COMMENTS

ADJOURNMENT to the regular meeting on Thursday, January 16, 2014 in the Council Chambers at 276 Fourth Avenue, Chula Vista, California.

*Materials provided to the **Mobilehome Rent Review Commission** related to any open-session item on this agenda are available for public review in the **Housing Division**, Chula Vista during normal business hours.*

*In compliance with the
AMERICANS WITH DISABILITIES ACT*

The City of Chula Vista requests individuals who require special accommodations to access, attend, and/or participate in a City meeting, activity, or service, contact the Human Resources Department at (619) 691-5041 (California Relay Service is available for the hearing impaired by dialing 711) at least forty-eight hours in advance of the meeting.

**CITY OF CHULA VISTA
DRAFT MINUTES
MOBILEHOME RENT REVIEW COMMISSION &
SPECIAL JOINT MEETING WITH THE HOUSING ADVISORY COMMISSION**

**Monday, April 8, 2013
6:00 P.M.**

**CITY HALL COUNCIL CHAMBERS
276 FOURTH AVENUE**

CALL TO ORDER MHRRRC/ROLL CALL – 6:25 P.M.

PRESENT: Rudy Gonzalez, Don Johnson, Sam Longanecker, Marco Torres

ABSENT: Steve Epstein (excused), Pat LaPierre (excused), Ramon Riesgo (excused)

1. APPROVAL OF MINUTES

❖ 1/24/13 - Member Torres motioned to approve the minutes from the meeting of 1/24/13. Member Longanecker second the motion and all present members agreed 4-0.

SPECIAL JOINT MEETINGS OF THE HAC & MHRRRC

2. CITY STRATEGIC PLAN

Staff Mills provided a presentation to the Commissions regarding the draft strategic plan for the City.

Vice Chair Longanecker (MHRRRC) asked how the goals, like public safety coincided with council action. Staff Mills indicated that the goals they saw in the presentation were rolled up from a larger more descriptive goal and often do not involve just one department. She proceeded to show an example.

Chair Gonzalez (MHRRRC) asked about the staff investment into these goals and whether performance goals would be tied into these. He further asked what the cost to the city was to put this together and what the financial return was. Staff Mills indicated that the city did not currently have a pay for performance in place but the plan helps to define roles and importance of the goal in the larger picture of the city. For instance public safety is often just looked at regarding Police and Fire, however recognition is not always given to others that maintain equipment or provide services that keep residents safe within the city.

Vice Chair Longanecker (MHRRRC) added an example of this. He had sent a letter in to the city complimenting the grounds crew at Rohr Park. The City Manager took the letter and went out to the park staff to acknowledge their work.

Chair Gonzalez (MHRRRC) made a point that he would like staff to be careful in describing the city as east and west. Staff Mills responded that staff often refers to the I-805 split because different tools are generally required on either side of the city for development and maintenance.

Member Uy (HAC) added that departments can add value to goals like IT, and Share Point software was a good example of this.

3. HOUSING ELEMENT ANNUAL PROGRESS REPORT

Staff Kurz provided a presentation, reference Exhibit 1, of the Housing Element goals and policies for the period of 2005-2010. She indicated that the City was in process of adopting a new Housing Element for the period of 2013-2020.

Member Johnson (MHRRRC) indicated that he had first hand experience with rehabilitation loans through the Title 25 inspection process and the consequences of not having funds available to help people that

Mobilehome Rent Review Commission

Minutes

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are unable to pay for repairs to meet the Title 25 requirements. He added he always looked at the loans as an investment in the people not the unit. He added that the City does have other programs such as Christmas In October that utilize volunteers and have traditionally focused on single family homes, but maybe could be replicated for mobilehomes. He also commented that maybe the City could work with the State to design units suitable for replacement in some of the smaller trailer spaces.

Member Uy (HAC) asked if funds could be utilized for first-time homebuyer opportunities in mobilehomes versus rehabilitation in units that may be at their useful life. Staff Kurz replied that this is something we could look into further, but there would be unique issues with this type of program.

Member Torres (MHRRC) asked if income levels in parks are such to qualify residents and what percent of units are nearing their useful life. Staff Kurz replied that we do not know income levels of persons; however a large number of residents would qualify. She added that more than 50% of the units in Chula Vista are nearing useful life or an age where we would anticipate significant rehabilitation is needed.

Chair Gonzalez (MHRRC) asked if staff has considered sources outside of the City and added that a bullet should be added to the strategic plan regarding. He further asked if banks have CRA credits that they need and might consider private investment. Chair Minas (HAC) indicated it is at an individual banks discretion.

Penny Vaughn, President of Chula Vista Mobilehome Residents Association and GSMOL representative – Ms. Vaughn expressed that she felt the maintenance of units was more relevant than age. She indicated that financing units is an issue these days and it is expensive to move units. She expressed that any CHIP program should have loan-to-value requirements and she felt an on-call appraiser could be utilized to assist with these efforts.

Chair Gonzalez and Member Johnson (MHRRC) expressed their interest in staff providing information on what incentives can be offered by the city to promote new development of mobilehome parks.

Staff Hines indicated that staff is not prepared to discuss incentives to promote new mobilehome park developments this evening, but clearly there is a desire to discuss this further at upcoming meetings.

4. STAFF REPORTS

None.

5. MEMBER'S COMMENTS

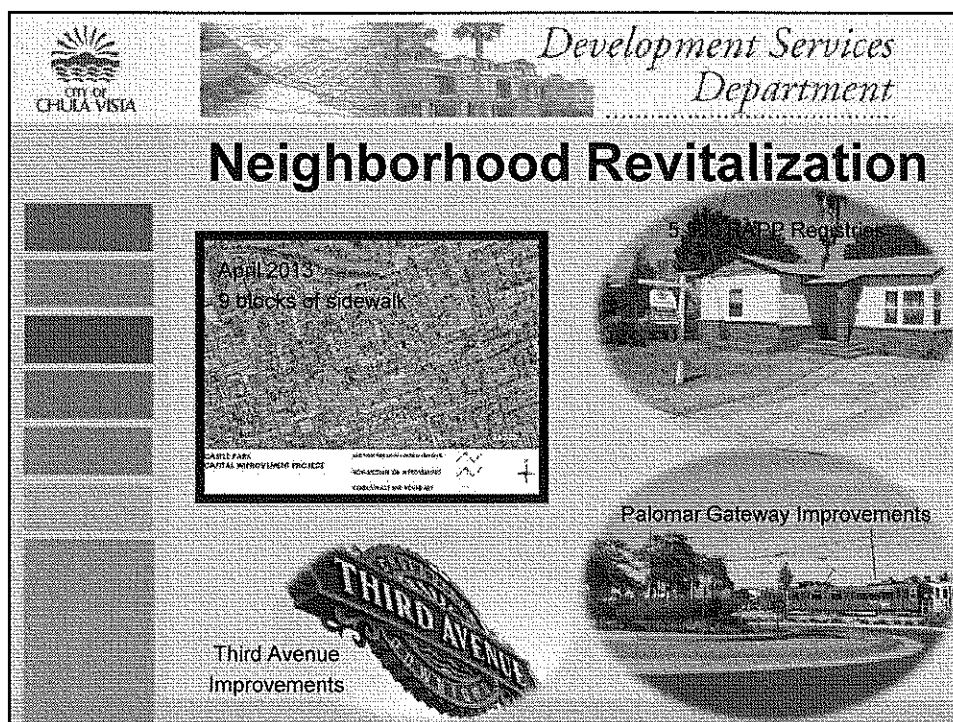
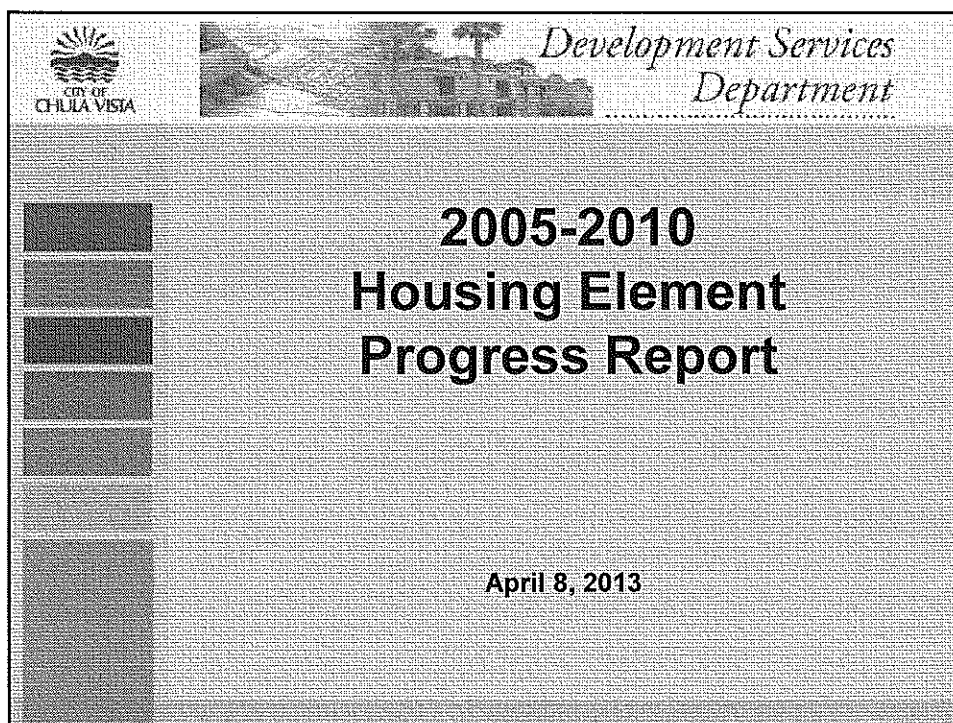
None.

6. ORAL COMMUNICATIONS

None.

7. ADJOURNMENT – MHRRC Meeting was adjourned at 8:03 p.m. when Member Johnson motioned to adjourn with a second from Member Torres, to the next regular meeting of July 18, 2013

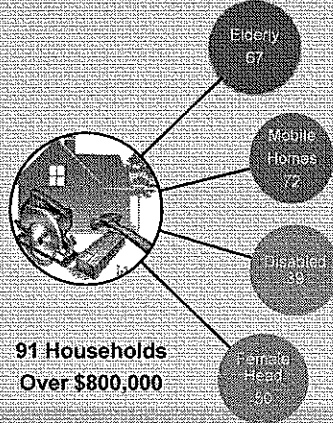
Recorder, Stacey Kurz





Maintaining Housing Stock

Community Housing Improvement Program
(CHIP)



Multi-Family Inspections
6,231 units / 1,172 complexes




Maintaining Housing Stock

Palace Gardens completed 2012



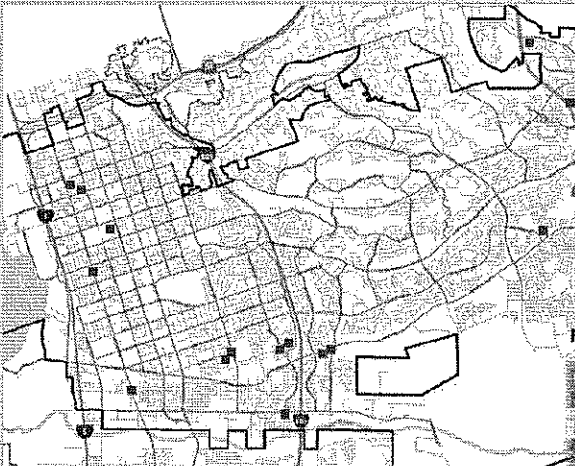
Mobilehome/Trailer (Title 25)
2,567 units / 20 parks




*Development Services
Department*

Affordable Homeownership


12 West / 290 East




282 Inclusionary



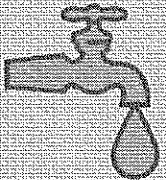
**20 Households
First-Time Homebuyer**



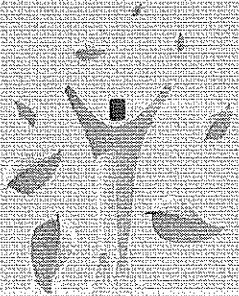




*Development Services
Department*

Conservation Measures



- **Citywide Green Building Standards**
 - 20% potable water reduction = 540 buildings
 - Exceeded 15-20% higher energy efficiency standards = 540 buildings
- **Water Conservation**
 - "20" Gallon Challenge
 - NatureScape
- **Sustainable Communities Program**
 - Staff training for LEED & Build It Green




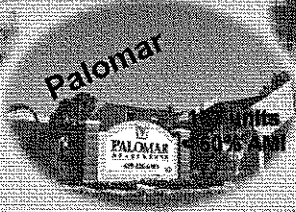
*Development Services
Department*

Affordable Rental Housing


Acquisition & Rehabilitation




Glover
2 units
< 50% AMI




Palomar
469 Units
< 60% AMI




Trenton
7 units
< 50% AMI





Glover
4 units
< 50% AMI



Congregational Towers
104 units
< 60% AMI




Oxford Terrace
105 units
< 60% AMI


*Development Services
Department*

Affordable Rental Housing


New Construction




Landings 1&2
235 units
< 80% AMI




**406 East
94 West**




Seniors on Broadway
41 units
Seniors < 60% AMI



Los Vecinos
42 units
< 80% AMI



Rosina Vista
28 units
Up to 120% AMI

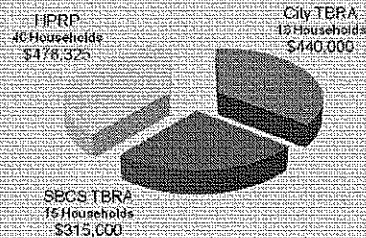


Brisa del Mar
106 units
Up to 120% AMI

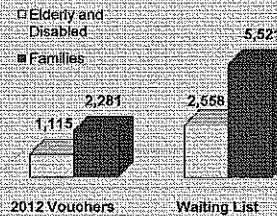


Rental Assistance

City Based Rental Assistance



\$1.23M / 71 Households



Section 8 Housing Choice Vouchers



Federal Funding

- Funding reductions & future uncertainty
 - Funding reductions
 - HOME 50% (in 2012)
 - Preservation & production of housing
 - CDBG 25% (since 2009)
 - Public Services
 - Capital Improvements
 - Programs
 - Redevelopment eliminated
- Focus on creating sustainable programs/housing opportunities



CHIP - Current Program

- 80% of CHIP participants were Mobilehome owners
- \$15,000 maximum in rehabilitation assistance
 - < 50% AMI
 - \$8,500 0%, 5 year forgivable
 - \$6,500 0% deferred loan
 - 50-80% AMI
 - Standard 3% loan



Mobilehome Community Issues

- Desire to preserve MHP zones
- Aging housing stock
- Loan to Value ratios
- Securing City's investment